



## Wycombe Road, Ilford

Offers In Excess Of £750,000 Freehold

Five Bedroom Terraced Family Home • Extended "L" Shaped Kitchen/Dining Room • Three Bathrooms • Downstairs Cloakroom/Shower Room • Delightful South Facing Garden • Off Street Parking • Close to Gants Hill Underground Station, Shops, A12 and A406





Caplen Estates welcomes to the market this fantastic extended five bedroom terraced house. There is a good sized reception room to the front of the property and an extended open-plan kitchen/dining room to the rear, offering plenty of living space for a family. The house is located close to good transport links, local amenities and within good school catchment areas.

The ground floor offers a cloakroom/shower room as well as access to a beautiful south facing garden. On the first floor, there are three bedrooms and a family bathroom. The top floor offers two additional bedrooms as well as an ensuite shower room. The rear garden is laid to lawn with mature shrubs and space to the rear of the garden for a home office or summer house. There is off-street parking for at least two cars to the front of the property.

Given the position of the property, we do not anticipate this being available for long. To avoid disappointment and to arrange a viewing, please call our office on 0208 550 8192.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Lounge**

15' 2" x 13' 1" (4.62m x 3.99m)

**Dining Room/Family Room**

13' 3" x 11' 11" (4.04m x 3.63m)

**Kitchen/Breakfast Room**

17' 9" x 18' 6" (5.41m x 5.64m)

**Bedroom one**

15' 6" x 11' 8" (4.72m x 3.56m)

**Bedroom Two**

13' 2" x 11' 8" (4.01m x 3.56m)

**Bedroom Three**

10' 9" x 14' 11" (3.28m x 4.55m)

**En-suite Shower Room**

8' 8" x 3' 9" (2.64m x 1.14m)

**Bedroom Four**

9' 5" x 14' 1" (2.87m x 4.29m)

**Bedroom Five**

9' 11" x 7' 0" (3.02m x 2.13m)

**Family Bathroom**

8' 11" x 7' 0" (2.72m x 2.13m)



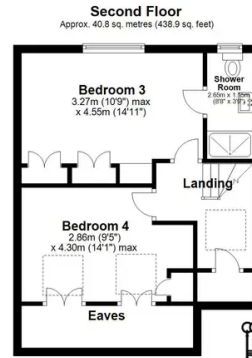
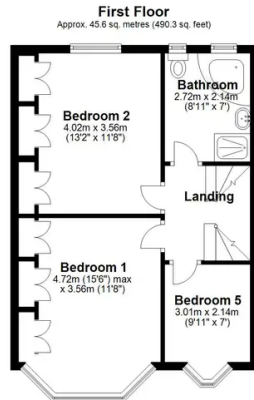
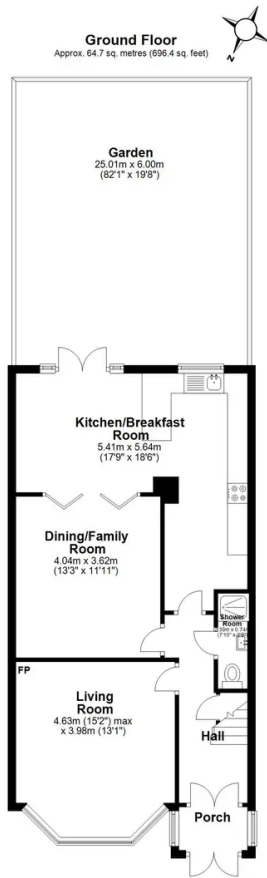


**GARDEN**

82' 1" x 19' 8" (25.02m x 5.99m)

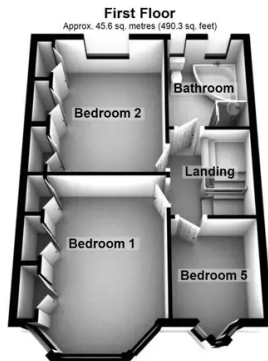
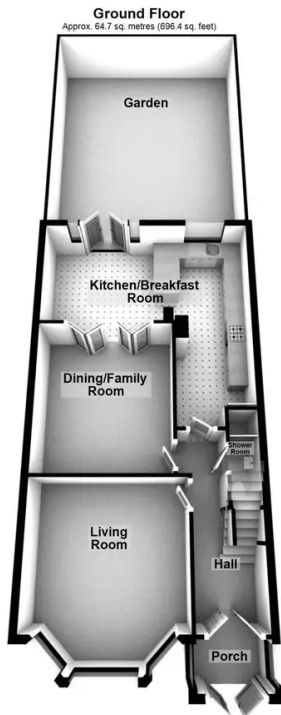
**ON DRIVE**

2 Parking Spaces



**CAPLEN**  
estates

Total area: approx. 151.0 sq. metres (1625.7 sq. feet)



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